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Barry Wood
Director, Assessment Division
Department of Local Government Finance

May 3, 2012

Dear Mr. Wood

Attached is the 2013 Delaware County Equalization Study. This study is in Excel format and includes DLGF required data, statistical calculations by class and Township along with a summary. The study also includes additional tabs for formatted data and multi-parcel sales. We have included a tab for excluded sales. Excluded sales are transfers initially coded as valid by the County that, after additional research, were not used in the study along with comments addressing exclusion. We have prepared and included a neighborhood combined spreadsheet. That spreadsheet lists neighborhoods with limited sales data that have been consolidated with others to meet the five sales rule. We have included also included is the 2013 workbook in prescribed format.

The number of property transfers of residential improved properties on an annual basis has remained reasonably consistent the past few years. However, that does not hold true for commercial industrial classed vacant land. It is apparent that the market is soft for vacant commercial-industrial classed land. Because of the soft market, sales data within the prescribed time frame is limited. However, sales data outside of the prescribed time frame is also limited and including older transfers would require application of an inflationary time adjustment. Application of that adjustment could skew the data by artificially increasing the sale prices for those older transfers and produce resulting in artificial changes in assessed values. Thus data in this study is limited to transfers (sales) of properties within the prescribed time frame January 1, 2012 through February 28, 2013.

Equalization studies are included where data was available. Studies of residential improved properties are included for all Townships except Washington which is consolidated with Harrison. Studies of residential vacant land are included for Center, Hamilton, and Mt. Pleasant Townships and a consolidated study for the balance of the

County. A study of commercial improved properties is included for Center and a county wide consolidated study for the balance of the County. There was one commercial

classed land sale and no industrial classed land sales, thus no study is included for either. Industrial improved properties are consolidated in a county wide study. Should you or your staff require additional information please contact our office.

Sincerely

A handwritten signature in dark ink, appearing to read "James D. Carmichael". The signature is fluid and cursive, with a large initial "J" and "C".

James D. Carmichael
Delaware County Assessor